



PLANNING DEPARTMENT

County Of Hidalgo

Raul E. Sessin, P.E., CFM
PLANNING ADMINISTRATOR

TO: Judge Ramon Garcia
County Commissioner's Court

FROM: Raul E. Sessin, P.E., Planning Administrator

DATE: May 18, 2011

RE: **J & J Estates Subdivision – Pct. 1**
Preliminary Approval

J & J Estates Subdivision is a one (1) lot subdivision located on the North side of Mile 14 ½ North Road approximately 400 feet East of FM 88.

The proposed Subdivision lies within the City of Elsa E.T.J. and was approved by said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on April 5, 2011. The proposed subdivision lies within Zone "X" as per FEMA's FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Rodriguez, ROW Agent on October 14, 2010. The proposed subdivision plat will dedicate twenty (20) feet on Jackson Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by OSSF.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing four (4) inch waterline on Jackson Road that will serve as the primary source of water for the proposed development.

The proposed subdivision is less than 1 acre and therefore requires no SWMP3, as reviewed by Dr. Lorie Ochoa, Office of Environmental Compliance.

The Subdivision Plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and the Texas Local Government Code.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **May 17, 2011** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Elsa.